

MEMORANDUM

SEPTEMBER 17, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: JOHN D. WARNER, DIRECTOR

SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER
34, 36, 38 CUNNINGHAM STREET
180 HOWARD AVENUE
MODEL CITIES AREA

SUMMARY: This memorandum requests that the Authority tentatively designate Woodledge Realty Trust as the Redeveloper of the properties located at 34, 36, and 38 Cunningham Street and 180 Howard Avenue in the Model Cities Area.

The four buildings captioned above are presently vacant and badly in need of repair. They are owned by the City of Boston under a tax foreclosure.

Habco, Inc., of Boston, Massachusetts, recently submitted a proposal for the rehabilitation of these buildings for low income families. This proposal, which would provide fifteen dwelling units, was reviewed and approved by the Model Neighborhood Board.

Habco, Inc., previously d/b/a King Bison Company, has successfully rehabilitated over 140 units of low income housing in inner city areas. For this project, Habco will act as the developer and general contractor. They have formed Woodledge Realty Trust to act as the limited dividend sponsor and owner of the properties. Applications for funding have been made to the Federal Housing Administration and the Massachusetts Housing Finance Agency. A commitment for this financing is expected shortly.

These properties will be deeded to the Authority by the City of Boston and conveyed to the Redeveloper subject to the usual design and financial requirements of the Authority.

This proposal will return these properties to the tax rolls and will provide fifteen units of badly needed low income housing in the Model Cities Area. I therefore recommend that the Authority tentatively designate Woodledge Realty Trust as the Redeveloper of the above-captioned properties.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
34, 36, 38 CUNNINGHAM STREET AND
180 HOWARD AVENUE
IN THE MODEL CITIES AREA

WHEREAS, the above-captioned properties are presently owned by the City of Boston under tax foreclosure and in need of rehabilitation; and

WHEREAS, Woodledge Realty Trust has submitted a proposal for the purchase, rehabilitation and management of these buildings; and

WHEREAS, the Model Neighborhood Board has approved said proposal;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Woodledge Realty Trust be and hereby is tentatively designated as Redeveloper of 34, 36, 38 Cunningham Street and 180 Howard Avenue in the Model Cities Area, subject to submission within ninety days of a) evidence of availability of financing to undertake said project; b) preliminary plans or sketches showing the nature of the proposed rehabilitation; c) proposed development schedule.
2. That disposal of said properties by negotiation is the appropriate method of making the land available for redevelopment.

